

COUNTY COMMISSION MEETING – May 18, 2010

Consent Agenda: Land Use Authority Mtg. Item – May 11, 2010

CONDITIONAL USE PERMIT EXTENSION. Review extension to operate an aggregate processing plant and crushing operation in an existing grand fathered pit in the containing 22.39 acres, a portion of Section 32, T39S, R16W, SLB&M, generally located east of Veyo. Sunroc Corporation/Russell Leslie and Dana Truman, applicants.

The planner noted that this is the 2nd extension review on a use within the A-10 zone under a grandfather clause, whereas the cinder pit was in existence since the zoning ordinance was adopted in 1972. The applicant has purchased the pit (22 acres) and they are operating an aggregate processing plant or a crushing operation on site (County Code 10-18-2 Permit required (amended 2008). Previously, their site plan showed the location of roads, stock piles, equipment and overhead power lines. If there is to be any employees on site, the applicant needs to provide sanitary facilities. The applicant will be invited to attend the meeting for an update on progress. Photos were shown of the improvements to the existing pit, gating, and fencing.

The planning commission unanimously recommended approval the Conditional Use Permit for another year. 6 – 0 approved.

CONDITIONAL USE PERMIT EXTENSION. Review extension to build a Fire Station/Office, adding another station in the Diamond Valley area, with the building being located at the southwesterly end of the valley, Lot D, Diamond Valley Acres - Phase 2 - Plat A. Derald Terry, agent.

The planner indicated this review is for the 2nd extension, although, whereas the construction has been completed, staff recommends approving this on a permanent basis. The commission may recall that the Fire Station for the SWSSD was located within an existing water company building. As previously reviewed, these types of uses are conditionally approved within the RE-40.0 zone (County Code 10-8D-3). In expanding the facility, the fire district built the structure southwest of the existing location on a platted parcel provided for community use, Track D in Diamond Valley Acres. Photos were taken of the completed fire station.

The planning commission unanimously recommended approval of the Conditional Use Permit on a permanent basis. 6 – 0 approved

CONDITIONAL USE PERMIT. Request permission to locate a temporary batch plant and job site trailers within the OSC-20 zone, for the expansion the Red Butte Substation on Forest Service land near Central. Schmidt Construction, applicant.

The planner showed photos of the temporary batch plant that has been located on site to facilitate a job for the Pacific Corp (Rocky Mountain Power) Red Butte Subdivision near Central. They will be hauling gravel to this site from their pit in Iron County or utilizing product from the Carl Bowler pit near Veyo if it does not have any clay. They have approvals from the Forest Service

on this project and the commission will need to review this use conditionally within the OSC zone as being a use similar to the conditional uses and in harmony with the character and intent of the zone (10-6A-3 County Code). The applicant has submitted permits from the Forest Service, Air Quality Service, and OSHA Certification and indicated their operating hours were from 7 a.m. to 5 p.m., Monday thru Thursday. The site will have a couple of job site trailers, two porta-potties, and the batch plant outside the perimeter of the substation site.

Facts/Findings:

- **This substation allows the applicant to comply with federal mandate**
- **The use is temporary to comply with the federal government**
- **The conditional use is in harmony with the intent of the zone**

Commissioner Christopher made a motion to recommend approval of the temporary batch plant and job site trailers, within the OSC zone on forest service land; applicant Schmidt Construction has stated their hours of operation, based on the facts and findings, for a period of one (1) year. Commissioner Everett seconded the motion, with all six (6) commissioners voting aye. 6 – 0 approved

Regular Agenda: Land Use Authority Mtg. Item – April 27th, 2010

None